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corresp*

May 18, 1992

VIA FEDERAL EXPRESS

Ms. Rosemary Hocking
Department of Development
City of Newark
City Hall
920 Broad Street
Newark, New Jersey 07102

RE: University Heights Redevelopment Plan Amendment

Dear Ms. Hocking:

As we discussed, when our Company was named Redeveloper under the University Redevelopment Plan, Tax Block 408, Lots 37, 39, 41, 43, 45, 47, 49, 50, 51 and 52 ("Norfolk Street Outparcels") were within the original Blight Study and the Redevelopment Plan itself but were excluded from the acquisition obligations of the City (see Redevelopment Plan Sheet RP-3 "Land Acquisition Map" dated February 26, 1986). As per discussions over the last year or so with Harold Lucas, Glenn Grant and other city fathers, we agreed to eliminate the church property located on Warren Street (Tax Block 409, Lots 7, 11 and 12) from our public-private redevelopment efforts in exchange for the city agreeing to acquire the above referred Norfolk Street Outparcels for our redevelopment activities.

Accordingly we respectfully ask that we be placed on the June 1, 1992 agenda of the Central Ward Planning Board for purposes of amending the University Heights Redevelopment Plan in whatever manner is necessary.

I understand the various departments within the city must review this request in advance of the Planning Board meeting. Accordingly I am enclosing 3 copies of our conceptual plan for both Sites C & E.

Please note that a review of our original concept plan for the redevelopment of the area will evidence that Site E was approved for 216 townhouse style units while Site C was approved for 160 similar units (376 total units) based on their original configuration. A review of the attached will show that between the two Sites we are now proposing construction of a total of 314 units. They will be configured similarly if not identically to some of the units we built in Sites D and B; either as back to back townhouses, back to back townhouses over a garage/storage level or back to back townhouses over flat units over a garage/storage level. In all instances the buildings will be 3 stories as defined by applicable codes. Since the overall designs for our Sites C & E units have received prior approval I can comfortably state that the Redevelopment Plan will not need to be amended regarding height requirements, etc. Similarly do to the reduced density on both Sites and increase parking (garage units will have parking facilities within the garage itself and on the adjacent driveways), parking availability will also increase through the Site beyond the required 1 to 1 ratio.

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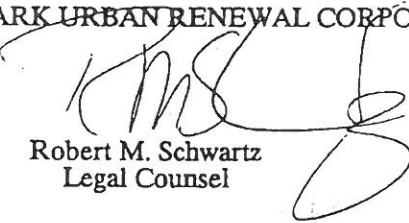
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As you can also see by the attached plan, we are intending to purpose recreation facilities within a number of open space areas in Sites C & E which were not called for under the original Redevelopment Plan as amended. My review of the Redevelopment Plan Documents evidences that the inclusion of recreation facilities was not addressed in same. Accordingly we ask that the Redevelopment Plan be appropriately amended to include same without limitation as to what they are to contain. Our reason for same is that we have not yet heard from our existing homeowners as to what they want to have and be responsible for maintaining, insuring, etc. Presently our plans call for a clubhouse, tennis courts, tot lot, open space, an outdoor swimming pool and deck area and possibly other facilities. Please cover in the Plan our ability to include recreation facilities in whatever form they may ultimately take, as approved by the Central Ward Planning Board.

If you need further input or if I can assist in any way to get this on the Planning Board Agenda for June 1, 1992, please advise.

Very truly yours,

K. HOVNANIAN AT NEWARK URBAN RENEWAL CORPORATION III, INC.



Robert M. Schwartz
Legal Counsel

RMS/gls

cc: Redevelopment Plan File
Rick Marsdan - Najarian Associates
Glenn Grant, Esq.
Michelle Hollar-Gregory, Esq.

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